

CHAPTER 17.72 PLANNED COMMUNITY (P-C) ZONE

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17.72.010 PURPOSE

The Planned Community (P-C) Zone is established to promote the following:

1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of South Jordan residents;
2. Preservation of open space;
3. Retail, employment and recreational uses that meet or exceed the needs of the residents of the P-C Zone;
4. A pedestrian environment which encourages transit and bicycle usage; and
5. A desirable living and working environment with unique identity and character.

The P-C Zone will be designed to include Neighborhoods, Villages, Towns, Business and Research Parkways and Open Space with convenient pedestrian access among residential, commercial, office, retail and recreational areas. Individual structures within Neighborhoods, Villages, Towns, and Business and Research Parkways may contain mixed uses. Permitted densities and intensity of land use in Villages and Towns may be higher than those permitted in Neighborhoods.

17.72.020 LAND USE DESIGNATIONS

The P-C Zone shall consist of the following land uses which shall be identified in the Community Structure Plan as provided in this Chapter. Land uses so identified are described in the Land Use Element of the General Plan. Various uses proposed in the P-C Zone may only be established in conformance with provisions of this Chapter.

Neighborhood: This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, industrial, public/semi-public and recreation/open space uses. This category may accommodate gross residential density of 5 units per acre. The aggregate building floor area of all non-residential uses may not exceed 60 square feet per dwelling unit.

Village: This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semi-public and recreation/open spaces uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of 18 units per acres. The aggregate building floor area of all buildings in a Village may not exceed 45 percent of the total land area in the Village.

Town: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. This category may

accommodate gross residential density of 25 units per acre. The aggregate building floor area of all buildings in a Town may not exceed 125 percent of the total land area in the Town.

Business and Research Parkway: This category is designed to accommodate (but not require) a mixture of all uses: residential (single and multi-family), office, commercial, industrial, recreational and public/semi-public uses. The principal land use in this category should be office, commercial and industrial. The aggregate floor area of all buildings in a Business and Research Parkway may not exceed 50 percent of the total land area in the Business and Research Parkway and the total floor area of all residential uses may not exceed 10 percent of the aggregate building floor area in the Business and Research Parkway.

Open Space: landscaped or natural area or farmland which is established to provide and preserve outdoor recreational, agricultural or other similar uses.

17.72.030 PERMITTED USES

The following uses may be conducted anywhere within the P-C Zone:

- Residential uses of all types on a range of lot sizes including, without limitation, single family detached; single family attached; multifamily residential; townhomes; loft apartments; residential units above ground floor retail, commercial or office uses; and condominiums; and group homes as required by state law;
- Retail, service, office, hotel, restaurant, entertainment and all other commercial uses of any type;
- Mix of permitted uses (including without limitation office/commercial, office/residential, retail/residential) within individual structures;
- Home-based occupations according to Chapter 17.98;
- Health-care facilities;
- Public facilities, such as schools, playgrounds and trails;
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

17.72.040 CONDITIONAL USES

Each developer requesting the creation of a P-C Zone or approval of a P-C Zone Plan, Community Structure Plan, Master Subdivision Plat or Project Plan/Preliminary Subdivision Plat may propose, in the applicable P-C Zone Plan, Community Structure Plan, Master Subdivision Plat or Project Plan/Preliminary Subdivision Plat the inclusion of (1) land use categories in addition to those set forth in Section 17.72.020;(2) specific uses within each land use category in

addition to the permitted uses set forth in Section 17.72.030; and (3) land uses that the Community Development Director deems to be substantially or materially inconsistent with the purpose and function of the P-C Zone and the land-use categories as described in this Chapter and in the Land Use Element of the General Plan. Such decisions of the Community Development Director can be appealed to the City Council. The inclusion of any proposed additional land use category or any additional permitted use must be approved by the City Council as a conditional use. Design standards for such conditional use shall be included in the applicable Master Subdivision Plat or Project Plan/Preliminary Subdivision Plat.

17.72.050 USE REGULATIONS

Uses may be conducted in the P-C Zone only in accordance with the following regulations.

1. Only permitted, conditional or accessory uses as set forth in this Chapter may be conducted in the P-C Zone. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented business is prohibited in the P-C Zone.
2. All uses in the P-C Zone shall be conducted within fully enclosed buildings except those uses customarily conducted in the outdoors including outdoor eating establishments, Christmas tree lots, golf courses, garden nursery and parks.
3. Accessory uses may be conducted in the P-C Zone only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, caretakers, nurses, nannies, maids, home occupations, recreational facilities, swimming pools, gardens, garages, sheds, parking lots and terraces, properly screened utility and loading areas, satellite dishes and other structures and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.
4. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles in the P-C Zone. No commercial materials, inventory or equipment may be stored in the open except as otherwise approved by this Chapter or by the City Council.
5. It shall be unlawful to park, store, or leave, or to permit the parking, storing or leaving of any vehicle of any kind or part(s) thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property within the P-C Zone for longer than seventy-two (72) hours, except that up to two such vehicles or parts thereof may be stored completely within an enclosed building.
6. No commercial vehicle or commercial earth moving or material handling equipment shall be parked or stored on any lot or parcel in the P-C Zone except in conjunction with temporary development or construction activities on the lot. Commercial vehicles shall include semi trucks and trailers, trucks and trailers equaling or exceeding 8,000 lb. curb weight, delivery vehicles, dump trucks, back hoes, graders, loaders, farm implements, cement trucks, bulldozers, belly dumps and scrapers, forklifts or any similar vehicle or apparatus.
7. Water craft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within completely enclosed, lawfully constructed buildings or within opaque fence enclosures at least 6 feet behind the front line and the street side line of the main building on the lot or parcel in a P-C Zone except that said vehicles may be stored temporarily in front or side yards for no longer than 24 hours. Travel trailers, campers and motor homes may not be

occupied as living quarters in the P-C Zone except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than 7 days per calendar year.

17.72.060 ZONE AREA

Each Planned Community Zone shall contain a minimum of 500 acres. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 500-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

17.72.070 PLANNING AND APPROVAL PROCESS FOR P-C ZONE

Development within the P-C Zone will require a series of plans to be prepared and submitted for approval. The purpose of this process is to clearly establish the development plans for property within P-C Zones while recognizing the large-scale nature of the development and the need for integrated planning. The first step is the preparation and approval of a P-C Zone Plan that establishes the development program for the P-C Zone and, upon approval, vests the entitlement to build up to the number of dwelling units and up to the square footage of nonresidential uses reflected in the P-C Zone Plan. The second step is the creation and approval of the Community Structure Plan that establishes the major infrastructure systems, the unifying systems for the development such as open space and transportation corridors,, and provides locations of the more specific land uses (Neighborhoods, Villages, Towns and Business and Research Parkways). The third step is a recorded Master Subdivision Plat that provides more detailed information regarding the proposed development of a multi-phased portion of the property and, when recorded, subdivides portions of the property into logical development units. Prior to commencing development, of the developer must submit a Project Plan/Preliminary Subdivision Plat providing sufficient detail for the creation of lots, dedication of roads, layout of specific land uses and the engineering of requisite infrastructure and a Final Subdivision Plat. If the project includes condominiums, a Condominium Map is required as per Utah law.

This process is summarized in the following table:

Approval Step	Scale (Area Covered by Application)	What is Described in Plan	Approval Level
PC Zone and Plan	Total land area to be rezoned P-C	Land area to be rezoned with land use table outlining number of residential units and square feet of nonresidential development	Planning Commission and City Council
Community Structure Plan	Any portion of project that has a common street system, open space system or other infrastructure system	Major systems for the larger development such as major roadways, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Staff
Master Subdivision	Multiple phases of development. May, but is not required to,	Similar to requirements of preliminary plat, but with less detail. Show major development parcel locations, open	Planning Commission and City Council

Approval Step	Scale (Area Covered by Application)	What is Described in Plan	Approval Level
	include entire P-C Zone.	space system, major infrastructure associated with roadways.	
Project Plan/ Preliminary Subdivision Plat	Single phase of development.	All requirements of preliminary plat and many requirements of site-plan review and condominium map review processes, if applicable.	Staff
Final Plat Approval	Phase or parts thereof	Final plat, site plan and condominium map requirements	Planning Commission and City Council

Development within a P-C Zone will also be governed by design guidelines. This ordinance provides for at least two levels of design guidelines to be prepared and recorded as covenants that will establish the design standards for public and private improvements. At the time that the Master Subdivision Plat is approved, guidelines that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing and design criteria will be recorded. The second set of guidelines will be created at the time of the Project Plan/Preliminary Subdivision Plat application. These guidelines will establish in much greater detail the character and nature of the design of public and private improvements within the area covered by the Project Plan/Preliminary Subdivision Plat. The Project Plan/Preliminary Subdivision Plat will be a fully-integrated development plan and may simultaneously address subdivision, site plan and condominium mapping considerations. If all of these considerations are addressed, the design guidelines shall meet the design guideline requirements of site plans, subdivisions and condominium maps. The design guidelines developed for the Final Project Plan/Subdivision Plat shall be consistent with those submitted at the Project Plan/Preliminary Subdivision Plat stage as such submittals may be modified based on the comments of City staff. To the extent that any portion of the development is not covered by the Final Project Plan/Subdivision Plat, design guidelines may be prepared and presented for approval as part of individual subdivision plat, condominium map or site plan applications.

In acting on requests for approval of a P-C Zone Plan, Community Structure Plan, Master Subdivision Plat, Project Plan/Preliminary Subdivision Plat, or Final Subdivision Plat (including the site plan or condominium map components, if applicable), neither City staff, the Planning Commission nor the City Council shall be bound by limitations on density or intensity of use, use restrictions and limitations, design standards or similar limitations on development or construction contained in other portions of the City Zoning Ordinance. Decisions with respect to such matters (including, without limitation, appropriate densities and intensity of use) will be made by the City staff, Planning Commission and City Council, as applicable, in connection with each request for approval of a P-C Zone Plan, Community Structure Plan, Master Subdivision Plat, Project Plan/Preliminary Subdivision Plat, or Final Subdivision Plat (including the site plan or condominium map components, if applicable), taking into account the purpose of the P-C Zone and the densities, intensity of use, uses and mix of uses permitted herein. In addition, in the event of any conflict between the provisions of this Chapter and other portions of the City Zoning Ordinance, the provisions of this Chapter shall control. Neither the City staff, the Planning Commission nor the City Council shall have the discretion to disapprove a P-C Plan, Community Structure Plan, Master Subdivision Plat or Final Subdivision Plat (including the site plan or condominium map components, if applicable) on the basis of types of uses proposed,

mixture of uses, location of uses, densities or intensities of use so long as the proposed uses and densities and intensities of use are permitted under this Chapter

17.72.080 P-C ZONE PLAN

The P-C Zone may only be established in an area designated as “Large-Scale Master-Planned Community” by the General Plan in accordance with provisions of Chapter 17.22 of the Municipal Code. A plan for the P-C Zone shall be submitted for review by the Planning Commission and City Council at the time of rezoning. The plan shall govern development within the P-C Zone but may be amended through standard rezoning procedures. The following information shall be provided on a 24" x 36" sheet (5 copies) and an 11" x 17" reduced copy unless otherwise required by the Community Development Director:

1. Name of planned community;
2. Names, addresses and phone numbers of applicant and owners;
3. P-C Zone parcel location, acreage, boundary, scale and north arrow;
4. A land use table showing the number of dwelling units, the total acreage of open space in the P-C Zone (minimum 25 percent of the gross P-C Zone area), and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. Existing waterways, major utilities and easements and flood boundary;
6. Adjacent parcels, owners and uses; and
7. Topography and significant features on or adjacent to the property.

The approval or conditional approval of the P-C Zone Plan by the City Council shall confer a vested right to proceed with the development of the property included within the P-C Zone, including construction of up to the number of dwelling units and up to the square footage of nonresidential uses reflected in the approved P-C Zone Plan, in compliance with the ordinances, policies and standards in effect at the time the P-C Zone Plan is approved or conditionally approved, subject to such amendments, changes or additions to such ordinances, policies and standards as are necessary to protect the health, safety or welfare of the citizens of South Jordan.

17.72.090 COMMUNITY STRUCTURE PLAN

Upon approval of the P-C Zone Plan, a Community Structure Plan may be submitted to the City Staff for review. The Community Structure Plan shall contain a contiguous area within the P-C Zone which includes one or more Neighborhoods, Villages, Business and Research Parkways and/or Towns. The Community Structure Plan shall be submitted on a 24" x 36" sheet (5 copies) and on an 11" x 17" sheet and shall show the following:

1. Name of Planned Community and Community Structure Plan;
2. Names, addresses and phone numbers of applicant and owners;
3. Community structure plan location, acreage, boundary, scale and north arrow;
4. Proposed land use designations (Neighborhood, Village, Town, Open Space, Business and Research Parkway) boundaries and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;

5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect Neighborhoods, Villages, Business and Research Parkways, Towns, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and the City;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, owners and uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares and usage;
10. Open space plan that provides general description and locations of major open space;
11. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage and street improvements, and service adequacy analysis; and
12. Other information as needed.

The City staff shall have the discretion to disapprove a Community Structure Plan only on the basis of (1) the failure of the proposed Community Structure Plan to include all of the elements required in this section 17.72.090, (2) the failure of the proposed master circulation system to adequately serve the communities within and surrounding the P-C Zone, (3) the failure of the proposed major infrastructure to provide adequate service to the communities within the P-C Zone, (4) the inclusion of uses not permitted or conditionally permitted under this Chapter, or (5) the failure to include the amount of open space required by this Chapter.

17.72.100 MASTER SUBDIVISION PLAT

Upon approval of the Community Structure Plan, a Master Subdivision Plat may be prepared and submitted to the Planning Commission and City Council for review. The Master Subdivision Plat is a mixed-use plan containing one or more land use categories in a contiguous area within the area covered by the Community Structure Plan. For purposes of this Section 17.72.100, "Subdivision" shall be defined as any division of land recorded by metes and bounds in accordance with provisions of this Section. The Master Subdivision Plat shall be submitted with an application and fee set by the City Council on a 24" x 36" sheet (5 copies), on a 24" x 36" mylar and on a 11" x 17" sheet and shall show the following:

1. Name of the areas covered by the P-C Zone Plan, Community Structure Plan and Master Subdivision Plat (approved by Salt Lake County Recorder);
2. Master Subdivision Plat location, acreage, boundary, scale and north arrow;
3. Descriptions of collector and local street character ;
4. Total percentage of open space and parks and their locations and uses;
5. Layout of parcels (lots) that will be subdivided as part of the Master Subdivision Plat;
6. Land use designations, acreage and boundaries;
7. Number of dwelling units;
8. Areas of the various non-residential uses;

9. Trail and walkway system;
10. Waterways and water bodies; and
11. Phasing schedule.

Design guidelines covering the area shown in the Master Subdivision Plat shall be submitted for review by the Planning Commission and City Council with the Master Subdivision Plat. Upon approval by the Planning Commission and City Council, the design guidelines shall be recorded as covenants, conditions and restrictions running with the land. The design guidelines submitted with the Master Subdivision Plat shall address (at a minimum) the following:

1. Minimum lot dimensions and areas;
2. Minimum yard requirements and restrictions;
3. Building placement restrictions ;
4. Landscaping and open space;
5. Parking, driveways and access;
6. Building materials;
7. Fencing;
8. Lighting;
9. Streets and alleys;
10. Outdoor furniture and artwork;
11. Walkways and trails; and
12. Other design and use restrictions.

The Master Subdivision shall be reviewed by City Staff and the Planning Commission and, upon approval by the City Council, recorded in the office of the Salt Lake County Recorder. Final engineering plans and public infrastructure construction and bonding shall not be required with the Master Subdivision Plat. Signature blocks for the Master Subdivision plat shall include, but not be limited to, the Mayor and the Chairman of the Planning Commission.

The City staff, Planning Commission and City Council shall have discretion to disapprove a Master Subdivision Plat only on the basis of (1) the failure of the proposed Master Subdivision Plat to include all of the elements required by this Section 17.72.100, (2) the failure of the proposed Master Subdivision Plat to substantially comply with the approved Community Structure Plan, (3) the failure of the proposed local and collector streets to adequately serve the community covered by the proposed Master Subdivision Plat, (4) the inclusion of uses not permitted or conditionally permitted under this Chapter, or (5) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

17.72.110 PROJECT PLAN/PRELIMINARY SUBDIVISION PLAT

Upon approval and recording of the Master Subdivision Plat, a Project Plan/Preliminary Subdivision Plat may be submitted for review. The purpose of the Project Plan/Preliminary Subdivision Plat is to allow for the creation and approval of a fully-integrated development plan that may include vertical and horizontal mixtures of uses on a given lot or series of lots. Therefore, the Project Plan/Preliminary Subdivision Plat may contain a combination of proposed

subdivisions, condominiums and/or site plans that are submitted concurrently for review and approval. In that case, the Project Plan/Preliminary Subdivision Plat shall meet all of the application requirements of this section and the Site Plan and Condominium Map sections (as applicable) described in this Chapter. Condominiums may be designated on lots in the Master Subdivision Plat. The Project Plan/ Preliminary Subdivision Plat application shall be reviewed and approved by the City staff prior to submittal of final subdivision plat. The Project Plan/Preliminary Subdivision Plat application shall consist of the following information or other information as required by the Community Development Department and City Engineer. Any requirements of this Section 17.72.110 considered by the Community Development Director and the City Engineer to be non-applicable may be waived or altered in writing by the City.

The application shall include:

- 1) A completed application form and owner's affidavit;
- 2) Payment of the application fee set by the City Council (note that if the application includes Subdivision Plats, Condominium Maps and Site Plans, a combined fee as adopted by the City Council shall apply);
- 3) Five (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the plat and three (3) copies of the certified engineering drawings drawn to an acceptable scale showing the following and other information as requested by the City:
 - a) Name(s) of the areas covered by P-C Zone Plan, Community Structure Plan, Master Subdivision Plat and Project Plan/Preliminary Subdivision Plat;
 - b) Project Plan/Preliminary Subdivision Plat location, acreage and boundary;
 - c) Names, addresses and phone numbers of applicant, architect and engineer;
 - d) Date, scale, north arrow of Project Plan/Preliminary Subdivision Plat Property address, acreage, dimensions and tax identification number(s);
 - e) Existing streets (with names) and right-of-way widths, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, easements, rights-of-way, flood boundary, geologic hazards, parks, trails, open space, major infrastructure, soil conditions, topography (USGS contours), survey monuments, section lines and other features and infrastructure on or adjacent to the property or as requested by the City Engineer or Community Development Department;
 - f) Proposed subdivision and, at owner's election, condominium and site plan boundaries and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, land use designations, waterways, demolition, easements, parks, trails, open space, public land dedications, general storm and subsurface drain systems, detention and retention areas, flood boundary (FEMA approval required), general sanitary sewer system, modifications to existing topography and infrastructure, general culinary and secondary water systems, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any information requested by the City Engineer or Community Development Department; and
 - g) Documentation and/or reports as required by the City Engineer concerning agreements with adjacent owners, geotechnical and soils studies, preliminary title report verifying ownership, agreements for the provision of utilities and easements, encumbrances, traffic

impacts, compliance with all Federal, State, County and local requirements or other as requested by the City Engineer or Community Development Department.

All single family lot areas within the Project Plan/Preliminary Subdivision Plat shall be platted as subdivisions and all condominiums shall be indicated on an appropriate Condominium Map prior to development in accordance with procedures of this Chapter. All other developments will be considered site plans which can be designated as lots in subdivisions or as private, limited common or common areas in condominium plats. Site plan and/or conditional use permit approvals are required for all non-single family residential areas or developments prior to construction. However, subdivisions, condominiums and site plans may be integrated into the Project Plan/Preliminary Subdivision Plat application and reviewed and approved concurrently.

All plats, plans and maps shall conform to the P-C Zone Plan, the Community Structure Plan, the Master Subdivision Plat and the Project Plan/Preliminary Subdivision Plat and all associated restrictions, unless otherwise agreed to by the city. Applicants shall follow the procedures and requirements of this Chapter in the preparation and review of subdivisions, condominiums or site plans in the P-C Zone. All City Ordinances relating to development and construction shall be met unless otherwise provided in this Chapter. All uses shall be conducted according to the approved plan, plat or map and any conditions of approval. Plans, plats or maps may not be altered without prior approval of the City.

The City staff shall have discretion to disapprove a Project Plan/Preliminary Subdivision Plan (and related site plans and condominium maps) only on the basis of (1) the failure of the proposed Project Plan/Preliminary Subdivision Plan to include all of the elements required by this Section 17.72.110, (2) the failure of the proposed Project Plan/Preliminary Subdivision Plat to substantially comply with the approved Master Subdivision Plat, (3) to the extent the proposed infrastructure has not been previously approved, the failure of the proposed infrastructure to adequately serve the community covered by the proposed Project Plan/Preliminary Subdivision Plat, (4) the inclusion of uses not permitted or conditionally permitted under this Chapter, or (5) the failure to adequately address geotechnical or other physical limitations of area covered by the Project Plan/Preliminary Subdivision Plat.

17.72.120 FINAL PROJECT PLAN/SUBDIVISION PLAT

After the Project Plan/Preliminary Subdivision Plat is approved, a Final Project Plan/Subdivision Plat covering all or portions of the area covered by the Project Plan/Preliminary Subdivision Plat may be submitted for approval. All single family lot areas within the Final Project Plan/Subdivision Plat shall be platted as subdivisions and all condominiums shall be indicated on an appropriate Condominium Map prior to development in accordance with procedures of this Chapter. All other developments will be considered site plans which can be designated as lots in subdivisions or as private, limited common or common areas in condominium plats. Site plan and/or conditional use permit approvals are required for all non- single family residential areas or developments prior to construction. However, subdivisions, condominiums and site plans may be integrated into the Final Project Plan/Preliminary Subdivision Plat application and reviewed

and approved concurrently, according to the processes outlined for Final Subdivision Plat, Condominium Map and Site Plan outlined below.

17.72.120.10 FINAL PROJECT PLAN/SUBDIVISION PLAT APPLICATION

A final subdivision plat application may be submitted to the Community Development Department for any proposed subdivision within the Project Plan/Preliminary Subdivision Plat only after the Project Plan/Preliminary Subdivision Plat has been approved by the City staff. The final subdivision plat application shall be reviewed by the City staff, Planning Commission and City Council. City staff will review the final plat. Each lot in the subdivision shall be designated for a certain permitted or conditional use or uses on the mylar which designations shall run with the property. The final plat application shall consist of the following information or other information as required by the Community Development Department and City Engineer. Any requirements of this Section considered by the Community Development Director and the City Engineer to be non-applicable to a specific project may be waived or altered in writing by the City except as required by Utah State law.

The application shall include:

- 1) A completed application form;
- 2) Payment of the application fee set by the City Council;
- 3) Owner's or agent's affidavit;
- 4) Five (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the final subdivision plat and three (3) copies of the certified engineering drawings drawn to an acceptable scale showing the following and other information as requested by the City:
 - a) Subdivision name prominently printed at the top of the plat;
 - b) Names, addresses and phone numbers of the applicant, engineer and surveyor (must be licensed in Utah);
 - c) Location map;
 - d) Vicinity map showing the general location of the subdivision;
 - e) Date, scale, and north arrow
 - f) An accurate and complete survey acceptable to the City Engineer;
 - g) Accurately drawn subdivision boundary showing proper bearings and dimensions properly tied to public survey monuments and drawn slightly bolder than lot and street lines;
 - h) All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves; All property corners and monuments within the subdivision shall show the calculated Salt Lake County coordinates and State plane coordinates; Lot and boundary closure shall be calculated to the nearest one hundredth of a foot;
 - i) All lots, blocks and parcels offered for dedication for any purpose delineated and their designated uses with dimensions, boundaries and courses clearly shown and defined in every case; The square footage of each lot shall be shown; Parcels offered for dedication other than for streets or easements shall be clearly designated on the plat; Sufficient

linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof; No ditto marks shall be used for lot dimensions;

- j) The right-of-way lines of each street and the width of any portion being dedicated and widths of any existing dedications; The widths and locations of adjacent streets and other public properties within 50 feet of the subdivision shall be shown with dotted lines; If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of non-conformity of such existing streets shall be accurately shown;
- k) All lots and blocks numbered consecutively under a definite system approved by the City Engineer Numbering shall continue consecutive throughout the subdivision with no omissions or duplications;
- l) All streets within the subdivision numbered (named streets shall also be numbered) in accordance with, and in conformity with, the street numbering system adopted by the City; All proposed street names shall be approved by Salt Lake County and the developer shall submit evidence of such approval; Each lot shall show the street addresses assigned thereto, and shall be according to the standard addressing methods approved by the City; In the case of corner lots, an address may be assigned for each part of the lot having street frontage;
- m) The side lines of all easements shown by fine dashed lines; The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown; All easements shall be clearly labeled and identified;
- n) All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site; Any monument or benchmark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the developer under the direction of the City Engineer; The following required monuments shall be shown on the final plat:
 - i) The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties;
 - ii) All right-of-way monuments at angle points and intersections as approved by the City Engineer;
 - iii) The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets; The following certificates, acknowledgments and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate:
 - (1) Registered land surveyor's "Certificate of Survey;"
 - (2) Owner's dedication certificate;
 - (3) Notary public's acknowledgment for each signature on the plat;
 - (4) A correct metes and bounds description of all property included within the subdivision;
 - (5) Plats shall contain blocks for signature of the Planning Commission, Salt Lake County Sewerage Improvement District No. 1, Salt Lake County Flood Control, Salt Lake County Health Department, City Engineer, City Attorney, City Council (a signature line for the Mayor and an attestation by the City Recorder); A block for the Salt Lake County Recorder shall be provided in the lower right corner of the final plat;

- (6) Signature lines for telephone, gas, electricity and cable companies;
 - (7) Such other affidavits, certificates, acknowledgments, endorsements and notarial seals as are required by law, by this Title, or by the City Attorney;
 - (8) Prior to recordation of the plat, the developer shall submit a current title report to be reviewed by the City Attorney; A “current title report” is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the final plat;
 - (9) The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat shall be in the form prescribed by the City's Subdivision Standards and Specifications;
 - (10) When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the developer shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas; and
 - (11) Other information such as the location of jurisdictional boundary lines (Federal Emergency Management Agency, U.S. Army Corps of Engineers, Salt Lake County Flood Control, etc.), street lights, fire hydrants, adjoining lot lines or property owners, fencing notes or any other special notes or requirements as deemed necessary by the Community Development Department, the City Engineer or the City Attorney;
 - (12) The Developer shall note on the final plat(s) for the subdivision those public right-of-way areas, including public park strips, for which the adjoining owners shall have responsibility for landscape improvements and maintenance; and
- 5) Each final plat shall be accompanied by design guidelines for open space, yard requirements, landscaping, fencing, architecture, building materials, lighting, signage, outdoor furniture and artwork and other components of the development that shall be recorded as enforceable restrictions and covenants with the subdivision.

17.72.120.20 CITY ENGINEER REVIEW

The City Engineer shall review the final plat and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in City standards and ordinances and the laws of the State of Utah. The City Engineer shall sign the final plat if the City Engineer finds that the subdivision and the construction plans fully comply with the improvement standards required by City Ordinances, that the survey description is correct, and that all easements are correctly described and located. If the final plat complies, the City Engineer shall prepare an estimate of the construction costs for all proposed public improvements and sign the plat in the appropriate signature block and forward the plat to the Planning Commission. If the final plat or the construction plans do not comply the City Engineer shall return the plat to the developer with comment.

17.72.120.30 PLANNING COMMISSION REVIEW

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the applicant shall submit a 24" x 36" mylar drawing of the corrected final plat with the signatures of the owners and the City Engineer. The final subdivision plat application will then be scheduled on the Planning Commission agenda. The Planning Commission may recommend approval, approval with modifications or denial of the final subdivision plat to the City Council.

The Planning Commission shall have the discretion to disapprove a Final Project Plan/Subdivision Plat (and related site plans and condominium maps) only on the basis of (1) the failure of the proposed Final Project Plan/ Subdivision Plat to include all of the elements required by this Section 17.72.121, (2) a material inconsistency with the approved Project Plan/Preliminary Subdivision Plat or (3) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

17.72.120.40 CITY ATTORNEY REVIEW

The applicant shall submit, with the final plat, a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than 30 days before the proposed recordation of the final map. The applicant shall submit the improvement guarantee and any other documents and information required by the City Attorney.

17.72.120.50 CITY COUNCIL REVIEW

Once all application requirements have been met and corrections made, the applicant shall submit the mylar drawing of the final plat with a current Title report and with the signatures of the Planning Commission Chairman, utility companies, sewer district, Salt Lake County and the City Attorney and all required acknowledgments. The applicant shall also submit (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the corrected mylar drawing and three (3) copies of the corrected certified engineering drawings. Once City staff has reviewed and approved all required submittals, the final subdivision plat application will be scheduled on the City Council agenda. The City Council may approve, approve with modifications or deny the final subdivision plat.

The City Council shall have the discretion to disapprove a Final Project Plan/Subdivision Plat (and related site plans and condominium maps) only on the basis of (1) the failure of the proposed Final Project Plan/ Subdivision Plat to include all of the elements required by this Section 17.72.121, (2) a material inconsistency with the approved Project Plan/Preliminary Subdivision Plat or (3) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

17.72.120.60 FINAL SUBDIVISION PLAT EXPIRATION

If the final subdivision plat is not recorded within one year from the date of City Council approval, the approval shall expire and the final plat shall be null and void.

17.72.120.70 RECORDING OF FINAL PLAT

The City Recorder or his/her designee shall record the final subdivision plat at the office of the Salt Lake County Recorder. The final subdivision plat may not be recorded until all of the following items have been completed.

- 1) The final plat has been approved by the City Council and all requirements of the City Council and City Attorney have been met.
- 2) The Mayor's signature and City Recorder's certification have been applied to the mylar plat drawing.
- 3) The improvement guarantee determined by the City Engineer and approved by the City Attorney has been properly posted with the City.
- 4) All engineering fees have been paid including storm drain, street light and review fees.
- 5) All necessary deeds and agreements have been executed and submitted to the City.
- 6) Required water shares have been submitted to the City.
- 7) The approved design guidelines have been submitted for recording as perpetual deed restrictions with the plat.

17.72.130 PRELIMINARY CONDOMINIUM MAP APPLICATION

A preliminary condominium map application may be submitted as part of an integrated plan as outlined in the Project Plan/Preliminary Subdivision Plat or may be separately made to the Community Development Department for any proposed condominium only after the Project Plan/Preliminary Subdivision Plat has been reviewed. The preliminary condominium map application shall be reviewed by the City staff prior to submittal of a final map application for the condominium. City staff will review the preliminary map and may discuss it in a Development Review Committee meeting. If a final condominium map is not approved within one year of the date of preliminary approval, the preliminary map shall be void. Any requirements of this Section considered by the Community Development Director and the City Engineer to be non-applicable to a specific condominium project may be waived or altered in writing by the City. The preliminary map application shall consist of the following information or other information as required by the Community Development Department and City Engineer.

- 1) A completed application form and owner's affidavit.
- 2) Payment of the application fee set by the City Council.
- 3) Five (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the condominium map and three (3) copies of the certified engineering drawings drawn to an acceptable scale showing the following and other information as requested by the City.
 - a) Location map and name of condominium project.
 - b) Vicinity plan showing adjacent parcels, lots, owners, roads, buildings and canals.
 - c) Address, tax identification number, legal description and acreage of subject parcel.

- d) Date, scale, north arrow, dimensions of buildings, setbacks, driveways, streets, parking stalls and other proposed improvements.
- e) Developer's, architect's and engineer's phone numbers, addresses; licensed architects and engineers (Utah) required.
- f) Boundaries and legal description of the subject parcel and phases of the development.
- g) Adjacent buildings, streets, fences, utilities, waterways, easements.
- h) Existing on-site and adjacent utilities and sizes, buildings, street improvements (curb, gutter, sidewalk, pavement), easements, waterways, ditches, significant vegetation, contours at 1 foot intervals, fault lines.
- i) Proposed exterior mechanical equipment, utilities, irrigation systems, storm drainage system.
- j) Proposed building uses, footprints, canopies, exterior stairwells and landings, floor area, elevation plans, exterior materials and colors.
- k) Proposed street improvements (curb, gutter, sidewalk, pavement), access, driveways, parking and loading areas.
- l) Proposed landscaping including species, sizes and area of landscape coverage.
- m) Proposed freestanding signs.
- n) Proposed screening, fencing and trash enclosures.
- o) On and off-site lighting plans.
- p) Required engineering drawings for on and off-site improvements.
- q) Traffic study as directed by the City Engineer.
- r) Geotechnical study as directed by the City Engineer.
- s) Data table showing parcel, building, landscaping, parking areas and percentages; number of parking stalls required and provided.

17.72.130.10 FINAL CONDOMINIUM MAP APPLICATION

A final condominium map application may be made concurrent with the Final Project Plan/Subdivision Plat as outlined above, or may be separately submitted to the Community Development Department for any proposed condominium only after the preliminary condominium map has been approved by the City staff. The final condominium map application shall be reviewed by the City staff, Planning Commission and City Council. City staff will review the final map. Each private, limited common and common ownership area in the condominium shall be designated for a certain use or uses on the mylar which designations shall run with the property. The final map application shall consist of the following information or other information as required by the Community Development Department and City Engineer. Any requirements of this Section considered by the Community Development Director and the City Engineer to be non-applicable to a specific project may be waived or altered in writing by the City except as required by Utah State law.

The application shall include:

- 1) A completed application form;
- 2) Payment of the application fee set by the City Council;
- 3) Five (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the final condominium map and three (3) copies of the certified engineering drawings drawn to an acceptable scale showing the following and other information as requested by the City:

- a) Condominium name prominently printed at the top of the map;
- b) Names, addresses and phone numbers of the applicant, engineer and surveyor;
- c) Vicinity map showing the general location of the condominium;
- d) Date, scale, and north arrow;
- e) An accurate and complete survey acceptable to the City Engineer;
- f) Accurately drawn condominium boundary showing proper bearings and dimensions properly tied to public survey monuments and drawn slightly bolder than unit and street lines;
- g) All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves; All property corners and monuments within the condominium shall show the calculated Salt Lake County coordinates and State plane coordinates; Boundary closure shall be calculated to the nearest one hundredth of a foot;
- h) All parcels offered for dedication for any purpose delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case; all common, limited common and private ownership spaces; convertible space; parcels offered for dedication other than for streets or easements clearly designated on the map; sufficient linear, angular and curved data shown to determine readily the bearing and length of the boundary lines of every block and parcel which is a part thereof; no ditto marks for dimensions;
- i) The right-of-way lines of each street and the width of any portion being dedicated and widths of any existing dedications; The widths and locations of adjacent streets and other public properties within 50 feet of the condominium shall be shown with dotted lines; If any street in the condominium is a continuation or an approximate continuation of an existing street, the conformity or the amount of non-conformity of such existing streets shall be accurately shown;
- j) All units numbered consecutively under a definite system approved by the City Engineer; Numbering shall continue consecutively throughout the condominium with no omissions or duplications;
- k) All private, limited common and common ownership areas properly identified and their designated uses;
- l) All private streets within the condominium numbered (named streets shall also be numbered) in accordance with, and in conformity with, the adopted street numbering system adopted by the City; All proposed street names shall be approved by Salt Lake County and the developer shall submit evidence of such approval; Each unit shall show the street addresses assigned thereto, and shall be according to the standard addressing methods approved by the City;
- m) The side lines of all easements shown by fine dashed lines; The width of all easements and sufficient ties thereto to definitely locate the same with respect to the condominium shall be shown; All easements shall be clearly labeled and identified;

- n) All fully and clearly shown stakes, monuments and other evidence indicating the boundaries of the condominium as found on the site; Any monument or benchmark that is disturbed or destroyed before acceptance of all improvements, shall be replaced by the developer under the direction of the City Engineer; The following required monuments shall be shown on the final map:
 - i) The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties;
 - ii) All right-of-way monuments at angle points and intersections as approved by the City Engineer;
 - iii) The name of the surveyor, together with the date of the survey, the scale of the map and number of sheets; The following certificates, acknowledgments and descriptions shall appear on the title sheet of the final map, and such certificates may be combined where appropriate:
 - iv) Registered land surveyor's "Certificate of Survey;"
 - v) Owner's dedication certificate;
 - vi) Notary public's acknowledgment for each signature on the plat;
 - vii) A correct metes and bounds description of all property included within the condominium;
 - viii) Maps shall contain blocks for signature of the Planning Commission, Salt Lake County Sewerage Improvement District No. 1, Salt Lake County Flood Control, Salt Lake County Health Department, City Engineer, City Attorney, City Council (a signature line for the Mayor and an attestation by the City Recorder); A block for the Salt Lake County Recorder shall be provided in the lower right corner of the final map;
 - ix) Such other affidavits, certificates, acknowledgments, endorsements and notarial seals as are required by law, by this Title, or by the City Attorney;
 - x) The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final map shall be in the form prescribed by the City's standards and specifications;
 - xi) Other information such as the location of jurisdictional boundary lines (Federal Emergency Management Agency, U.S. Army Corps of Engineers, Salt Lake County Flood Control, etc.), street lights, fire hydrants, adjoining lot lines and property owners, fencing notes or any other special notes or requirements as deemed necessary by the Community Development Department, the City Engineer or the City Attorney;
- o) The Developer shall note on the final map(s) for the condominium those public right-of-way areas, including public park strips, for which the adjoining owners shall have responsibility for landscape improvements and maintenance; and
- p) Each final map shall be accompanied by design guidelines for the condominium. Design guidelines for open space, yard requirements, landscaping, fencing, architecture, building materials, lighting, signage, outdoor furniture and artwork and other components of the development shall be provided and recorded as enforceable covenants and restrictions with the condominium.

17.72.130.20 CITY ENGINEER REVIEW

The City Engineer shall review the final map and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in City Ordinances and the laws of the State of Utah. The City Engineer shall sign the final map if the City Engineer finds that the condominium and the construction plans fully comply with the improvement standards required by City Ordinances, that the survey description is correct, and that all easements are correctly described and located. If the final map complies, the City Engineer shall prepare an estimate of the construction costs for all proposed public improvements and sign the map in the appropriate signature block and forward the plat to the Planning Commission. If the final map or the construction plans do not comply the City Engineer shall return the map to the developer with comment.

17.72.130.30 PLANNING COMMISSION REVIEW

Once all application requirements have been met, redline corrections made, revised plans and map submitted and City staff approval given, the applicant shall submit a 24" x 36" mylar drawing of the corrected final map with the signatures of the owners and the City Engineer. The final condominium application will then be scheduled on the Planning Commission agenda. The Planning Commission may recommend approval, approval with modifications or denial of the final condominium map to the City Council.

The Planning Commission shall have the discretion to disapprove a Condominium Map only on the basis of (1) the failure of the proposed Condominium Map to include all of the elements required by this Section 17.72.130, (2) a material inconsistency with the approved Project Plan/Preliminary Subdivision Plat or (3) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

17.72.130.40 CITY ATTORNEY REVIEW

The applicant shall submit, with the final map, a current title report to be reviewed by the City Attorney. A current title report is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than 30 days before the proposed recordation of the final map. The applicant shall submit to the City Attorney the proposed declaration of covenants for the condominium with the opinion of legal counsel licensed to practice law in Utah that the proposed condominium map and declaration meet requirements of the Condominium Act.

17.72.130.50 CITY COUNCIL REVIEW

Once all application requirements have been met and corrections made, the applicant shall submit the mylar drawing of the final map with the signatures of the Planning Commission Chairman, utility companies, sewer district, Salt Lake County and the City Attorney and all required acknowledgments. The applicant shall also submit (5) 24" x 36" copies and one (1) 11" x 17" reduced copy of the corrected mylar drawing and three (3) copies of the corrected certified

engineering drawings. Once City staff has reviewed and approved all required submittals, the final condominium application will be scheduled on the City Council agenda.

The City Council shall have the discretion to disapprove a Condominium Map only on the basis of (1) the failure of the proposed Condominium Map to include all of the elements required by this Section 17.72.130, (2) a material inconsistency with the approved Project Plan/Preliminary Subdivision Plat or (3) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

17.72.130.60 FINAL CONDOMINIUM MAP EXPIRATION

If the final condominium map is not recorded within one year from the date of City Council approval, the approval shall expire and the final map shall be null and void.

17.72.130.70 RECORDING OF FINAL MAP

The City Recorder or his/her designee shall record the final condominium map at the office of the Salt Lake County Recorder. The final condominium map may not be recorded until all of the following items have been completed.

1. The final map has been approved by the City Council and all requirements of the City Council and City Attorney have been met.
2. The Mayor's signature and City Recorder's certification have been applied to the mylar map drawing.
3. The improvement guarantee determined by the City Engineer and approved by the City Attorney has been properly posted with the City.
4. All engineering fees have been paid including storm drain, street light and review fees.
5. All necessary deeds and agreements have been executed and submitted to the City.
6. Required water shares have been submitted to the City.
7. The approved design guidelines have been submitted for recording with the condominium declaration.

17.72.140 SITE PLAN REVIEW

Site plans may reviewed concurrently with the Project Plan/Preliminary Subdivision and Final Project Plan/Subdivision Plats. Any proposed commercial, office, industrial, multi-family residential, open space, parks or institutional developments and alterations to existing developments not included in the Project Plan/Preliminary Subdivision Plat shall be on recorded lots in subdivision plats or within areas of recorded condominium maps and shall meet the site plan review requirements outlined in this Chapter. All City Ordinances and requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval.

17.72.140.10 SITE PLAN APPLICATION

Application for site plan review shall be made by the owner or authorized agent of the property. A site plan application shall consist of the following items.

- 1) Application form
- 2) Owner's or agent's affidavit.
- 3) Application fee.
- 4) Five 24" x 36" copies of the site plan drawn to scale not exceeding 60 feet/inch and one 11" x 17" copy of the site plan containing the following information unless other information is requested by the City Engineer or the Community Development Director.
 - a) Location map;
 - b) Vicinity plan showing adjacent parcels, lots, owners, roads, buildings and canals;
 - c) Address, tax identification number, legal description and acreage of subject parcel;
 - d) Date, scale, north arrow, dimensions of buildings, setbacks, driveways, streets, parking stalls and other proposed improvements;
 - e) Developer's, architect's and engineer's phone numbers, addresses; licensed architects and engineers (Utah) required;
 - f) Boundaries and legal description of the subject parcel and phases of the development;
 - g) Adjacent buildings, streets, fences, utilities, waterways, easements;
 - h) Existing on-site and adjacent utilities and sizes, buildings, street improvements (curb, gutter, sidewalk, pavement), easements, waterways, ditches, significant vegetation, contours at 1 foot intervals, fault lines;
 - i) Proposed exterior mechanical equipment, utilities, irrigation systems, storm drainage system;
 - j) Proposed building uses, footprints, canopies, exterior stairwells and landings, floor area, elevation plans, exterior materials and colors;
 - k) Proposed street improvements (curb, gutter, sidewalk, pavement), access, driveways, parking and loading areas;
 - l) Proposed landscaping including species, sizes and area of landscape coverage;
 - m) Proposed freestanding and wall signs;
 - n) Proposed screening, fencing and trash enclosures;
 - o) On and off-site lighting plans;
 - p) Required engineering drawings for on and off-site improvements;
 - q) Traffic study as directed by the City Engineer;
 - r) Geotechnical study as directed by the City Engineer; and
 - s) Data table showing parcel, building, landscaping, parking areas and percentages; number of parking stalls required and provided.
- 5) Each site plan shall be accompanied by design guidelines for the development. Design guidelines for open space, yard requirements, landscaping, fencing, architecture, building materials, lighting, signage, outdoor furniture and artwork and other components of the development shall be provided and recorded as enforceable covenants and restrictions with the property. The design guidelines prepared for a Site Plan will establish in much greater detail the character and nature of the design of public and private improvements that will have been submitted with the Master Subdivision Plat.

After reviewing the site plan drawings, City staff may provide comments and corrections to the applicant.

17.72.140.20 CITY ENGINEER REVIEW

The City Engineer shall review the site plan and construction plans and determine compliance with the engineering and surveying standards and criteria set forth in this Title and all other applicable ordinances of the City and the laws of the State of Utah. The City Engineer may approve the site plan if he/she finds that the site plan and the construction plans fully comply with the improvement standards required by City Ordinances and that all easements are correctly described and located. If the site plan complies, the City Engineer shall prepare an estimate of the construction costs for all proposed public improvements. If the site plan or the construction plans do not comply the City Engineer shall return the plans to the developer with comment.

17.72.140.30 FINAL REVIEW

Once all application requirements have been met, redline corrections made, revised plans submitted and City Engineer's approval given, the site plan may be approved, approved with conditions or denied by the Community Development Director or his/her designee. The City shall have the discretion to disapprove a Condominium Map only on the basis of (1) the failure of the proposed Site Plan to include all of the elements required by this Section 17.72.130, (2) a material inconsistency with the approved Project Plan/Preliminary Subdivision Plat or (3) the failure of the design guidelines to provide for a community the character of which would be substantially inconsistent with the purpose of the P-C Zone.

The decision of the Community Development Director or his/her designee may be appealed in writing to the City Council within 15 days of the decision.

17.72.160 OPEN SPACE

Open Space is landscaped or natural area or farmland which is established to provide and preserve recreational, agricultural or other uses in the P-C Zone as approved by the City. Design guidelines shall govern the use and character of the open space. Each P-C Zone shall contain a minimum of 25 percent of gross acreage in open space which shall be designated in the P-C Zone plan. Recreation/Open Space will be recorded as a lot or lots in subdivisions or as common areas in condominium plats and shall be located according to environmental conditions and infrastructure needs. All open spaces shall be maintained with perpetual open space or conservation easements. Privately owned open space shall be preserved and properly maintained by the owners through taxing districts, owners' associations with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City Council. Open space may not include private lot or individually owned yard areas. All privately owned open spaces which are accessible to the public either free of charge or through payment of a fee may be included in the required open space of the P-C Zone.

17.72.170 YARD REQUIREMENTS

Yard requirements shall be determined and governed by the design guidelines required in this Chapter. The following minimum requirements shall apply in the P-C Zone.

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways or streets where no property lines or private ownership yard areas exist.
2. Buildings may not be located within a public easement.

17.72.180 FENCING, SCREENING, CLEAR VISION

Fencing, screening and clear vision requirements shall be determined and governed by the design guidelines required in this Chapter. The following requirements shall apply in the P-C Zone.

1. All mechanical equipment, antennas, loading and utility areas and trash receptacles shall be completely screened from view with architectural features or walls consistent with materials used in the associated buildings.
2. Fences and landscape materials, except for mature trees which are pruned at least 7 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

17.72.190 ARCHITECTURAL STANDARDS

Architectural requirements shall be determined and governed by the design guidelines required in this Chapter. The following architectural standards and requirements shall apply in the P-C Zone.

1. Architectural design of all buildings and building materials shall be established in the design guidelines.
2. All building materials shall be high quality, durable and low maintenance. All buildings and structures in P-C Zones shall be maintained in good condition.
3. Any exterior remodeling of buildings, except single family dwellings and accessory buildings, must be approved by the City.
4. Design guidelines shall address exterior relief of buildings, design of all sides of buildings and architectural compatibility of buildings.

17.72.200 LANDSCAPING REQUIREMENTS

Landscaping requirements shall be determined and governed by the design guidelines required in this Chapter. The following landscaping requirements shall apply in the P-C Zone.

1. The design guidelines shall address the landscaping and proper maintenance of required front, side and rear yards of lots and private ownership areas in the P-C Zone.

2. All areas of lots and parcels in the P-C Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped and properly maintained in accordance with the design guidelines.
3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the owners in the P-C Zone unless otherwise approved by the City Council. All park strip areas shall be installed by the developer and properly maintained by the owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval.
4. Trees or landscape material in the P-C Zone, except on single family lots or parcels, may not be removed without City approval.

17.72.210 LIGHTING

Lighting requirements shall be determined and governed by the design guidelines required in this Chapter.

17.72.220 OTHER REQUIREMENTS

The following requirements shall apply in the P-C Zone.

1. Developers of condominium projects shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in Utah, that the condominium meets requirements of Utah State law, and record the covenants with the condominium map for the project.
2. All developments shall be graded according to the City's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
3. All private areas of lots or parcels shall be properly maintained by the owners.
4. The minimum area, yard, width, frontage and other dimensional requirements of the P-C Zone shall be governed by the design guidelines for the individual projects. Standard street and infrastructure improvements may be altered and constructed according to standards established in the design guidelines.
5. All improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually maintained by the owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City Council.

17.72.230 DEVELOPMENT AGREEMENT

At any time after the approval of a P-C Zone Plan, Community Structure Plan, Master Subdivision Plat, Project Plan/Preliminary Subdivision Plat or Final Project Plan/Subdivision, the developer and the City may enter into a Development Agreement reflecting all conditions of approval of the applicable Plan and such other matters as the City and the developer may agree.

The City may agree, under the terms of such Development Agreement, that the developer will be entitled to develop the applicable P-C Zone in accordance with the approved P-C Zone Plan, Community Structure Plan, Master Subdivision Plat, Project Plan/Preliminary Subdivision Plat or Final Project Plan/Subdivision General Land Use Plan, Specific Land Use Plan, Master Plan, and final plat (as applicable) without regard to future amendments, additions or changes to the South City Jordan Ordinance and that the process for approving amendments to an approved P-C Zone Plan, Community Structure Plan, Master Subdivision Plat, Project Plan/Preliminary Subdivision Plat or Final Project Plan/Subdivision General Land Use Plan (or any amendments thereto) will be as set forth in the applicable ordinances as of the date of the Development Agreement or other date agreed upon by the parties. Any entitlement granted to the developer under the terms of a Development Agreement shall be subject to such amendments, changes or additions to this Chapter as are required to protect health, safety or welfare of the citizens of South Jordan.